

The 2005 Florida Statutes

Chapter 553

BUILDING CONSTRUCTION STANDARDS

553.79 Permits; applications; issuance; inspections.

- (2) Except as provided in subsection (6), an enforcing agency may not issue any permit for construction, erection, alteration, modification, repair, or demolition of any building or structure until the local building code administrator or inspector has reviewed the plans and specifications required by the Florida Building Code, or local amendment thereto, for such proposal and found the plans to be in compliance with the Florida Building Code. In addition, an enforcing agency may not issue any permit for construction, erection, alteration, modification, repair, or demolition of any building until the appropriate firesafety inspector certified pursuant to s. 633.081 has reviewed the plans and specifications required by the Florida Building Code, or local amendment thereto, for such proposal and found that the plans comply with the Florida Fire Prevention Code and the Life Safety Code. Any building or structure which is not subject to a firesafety code shall not be required to have its plans reviewed by the firesafety inspector. Any building or structure that is exempt from the local building permit process may not be required to have its plans reviewed by the local building code administrator. Industrial construction on sites where design, construction, and firesafety are supervised by appropriate design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to local government option, from review of plans and inspections, providing owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and firesafety inspectors. The enforcing agency shall issue a permit to construct, erect, alter, modify, repair, or demolish any building or structure when the plans and specifications for such proposal comply with the provisions of the Florida Building Code and the Florida Fire Prevention Code and the Life Safety Code as determined by the local authority in accordance with this chapter and chapter 633.
- (12) One-family and two-family detached residential dwelling units are not subject to plan review by the local fire official as described in this section or inspection by the local fire official as described in s. 633.081, unless expressly made subject to said plan review or inspection by local ordinance.

NOTICE

This notice shall serve to remind building owners, design professionals, contractors, and building officials that prior to obtaining or issuing a permit for construction, erection, alteration, modification, repair, or demolition of any building, plans for such construction, erection, alteration, modification, repair, or demolition must be reviewed and approved by the appropriate certified firesafety inspector as indicated in Florida Statutes 553.79 (2). For municipal governments processing building permit applications, the firesafety inspector shall be Miami Dade Fire Rescue, bureau of fire engineering located at 11850 SW 26 St., Miami.

Only one and two family detached residential dwellings are exempt from this requirement (F.S. 553.79 (12)). That determination is solely the responsibility of the Fire Marshal or his designee. If a plan submitted to our Department is determined to be “not applicable” to our review the plan will be stamped as such and returned to the customer.

Thank you for your cooperation.